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For the attention of the Case Officer Mrs Rachael McMurray

Dolphin Quay – Objections to Planning Application APP/16/00921

Summary of Objection

Though I have some concerns over the design, particularly of the two southerly houses my main objection to the proposed development is that the buildings are too bulky for the location.

Dolphin Quay is a site that deserves special consideration as any development will affect three different views. Those from the mill pond looking north towards the two houses, those from Dolphin Quay looking south down the stream and the street itself.

1. The two southern houses located directly on the water front and visible by the public from 3 sides need to be especially sympathetic to their surroundings. Sadly this is not the case. Part of the problem arises because they are so far to the south of most of the other buildings they will inevitable dominate. The buildings are significantly more bulky than their neighbours and in particular they are 1.4 times as tall as the Ragland.
2. Though the view to the south along the stream that runs to the east of the site is retained; the value of this will be marred firstly by the high western end wall of the block that faces on Queen Street and secondly by the two southern houses.
3. The row of houses on Queen Street form too big and dominant a block for that location. In comparison with the Lord Ragland the bulk of their frontage (height by width) is in the order of 2.2 times as large. The houses to the east of the block are only a little taller than the Lord Ragland but the middle one is 1.5 times taller. This increase in building height will cut out much of the sunlight from that section of Queen Street.

With reference to Change of Use I understand that there is some question as to whether there has been a full commitment in terms of seeking commercial tenants. I am unable to comment but am concerned that this is fully assessed before any consideration is given to the proposed development itself.

Use of EDS & Supplement

I make reference to the Emsworth Design Statement (EDS), which that was approved by HBC in July/August 2008. The section and design consideration numbers as well as the text

are shown are in red. I have also referenced the Supplement to the EDS. This contains items that HBC were not prepared to approve but they are nevertheless valid representations of residents' views and went through the same ratification process. In this case the design consideration is identified by section and letter and shown in blue.

Importance of Site

The key reasons why this site is so important are:

1. Queen Street forms part of the eastern gateway into Emsworth. As the A259 passes through Hermitage past fairly traditional buildings there is the sight of the two ponds before reaching the bottom of Queen Street. At present much of this area is bathed in light and contrasts well with the shade further up the hill.
 - 3/19 "The attractive and distinctive character of each of the gateways to Emsworth"
2. At present there is a view to the south along the course of the stream between the boat yard and number 29. This allows views of the sky as well as the water and lets in light to that part of Queen Street. Though a gap is being retained part of the view will now include the high side wall of the Queen Street building and the side of one of the southern houses. There will be a new gap between the new building and the Lord Ragland but from the plan it appears that much of this view would be obscured by the eastern of the southern buildings.
 - 1/4 "The quality and character of Emsworth's landscape setting and associated views from within Emsworth and the Harbour".
 - 2 /1 "The strengths and distinctive characteristics of Emsworth's settlement pattern including: variety of buildings and styles: sky brought right down into the town by open spaces and water and relatively low building heights."
3. The view from the millpond back to the north is crucial. Photo 5 on page 2 of EDS which is looking from the Slipper pond northwards illustrates why this is so attractive at the moment. In particular there is variety in height, shape, silhouette and texture; a number of mature trees form a back drop. The two tallest existing buildings, the mill and no.29, do not dominate as they are to the back and side. The illustration Mill Pond View shows how the proposed two buildings, which are sufficiently close to operate as a single block dominate with many of the existing features almost completely obscured.
 - 1/4 "The quality and character of Emsworth's landscape setting and associated views from within Emsworth and the Harbour".
 - 1 /5 "Emsworth's role as an attractive settlement within the landscape".
4. The towpath that runs alongside the creek will no longer have a gentle rural atmosphere.
 - 1/10 The informal and rural nature of open spaces in and around Emsworth"

- 1/11 “The informal and semi-rural character of foot and cycle ways in keeping with their surroundings”.

Bulk of Proposed Buildings too Large

I believe that both the buildings on Queens Street and those to the south are too big. To quantify my concerns I have calculated the sizes of buildings relative to the Lord Ragland. I had not got any absolute dimensions so have worked from the drawings/diagrams available on the website. Using the drawings is not ideal but the figures should be sufficiently accurate to provide an order of magnitude when comparing building dimensions. At the end of this letter I demonstrate how I have made my calculations.

New Buildings fronting on Queen Street:

This block is 3 stories high. A major concern is that the bulk of the façade and by this I mean (roof height) x (width) of the proposed building is inappropriate.

The front of the new building on Queen Street appears to have 2.2 times the bulk of the Lord Ragland. In addition, it appears to have 1.5 times the bulk of the two buildings it replaces.

The height of the central section of the Queen Street building is 1.5 times that of the Lord Ragland and the office building it replaces. This will increase the area of Queen Street cast into shadow.

Its western wall, which will be visible from Queen Street will be a very dominant presence being tall and quite deep. Particularly when taken with the side of the southern house.

Two Southern Buildings

These buildings, which stand 3 stories high, appear from the plan to occupy much of the land to the south of the site, not only are they bulky in comparison with the Ragland and indeed Chequers Quay but they bring the building line much further forward and hence increase their dominance. They are 1.4 times the height of the Ragland and whatever their absolute height compared with the Mill their forward position ensures that they look significantly bigger.

Their overall breadth as well as depth needs to be considered as they are visible from three directions. Namely: Queen Street, the footpath along the stream to the west and from the mill pond footpath. In particular, the view of the historic mill is seriously compromised.

EDS & Supplement

The EDS design statements that relate to the proposed design are:

- 2 /1 “The strengths and distinctive characteristics of Emsworth’s settlement pattern including: variety of buildings and styles: sky brought right down into the town by open spaces and water and relatively low building heights.”
- 2/2 “Density and scale of individual neighbourhoods.
- 2/4 “Small scale village atmosphere.”
- 3/3 “The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings. This is of particular importance when the location is widely visible.”

- 3 / 4 "Buildings in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings."
- 3/ 5 "Buildings in scale with the small scale "village" character of Emsworth."
- 3/ 7 "Silhouettes, including the roof line/ skyline, which integrate well with the surrounding buildings and the existing skyline. Flat roofs are generally out of character."
- 3/ 13 Avoidance of "Mock" styles, variety for variety's sake or unrelated ornamental detailing, which serve no purpose other than to camouflage inappropriate design or materials.

The Supplement stated:

- 2/a "Manage infill so that it is at a density and scale appropriate for the area."
- 3/a "Be to scale within the context of the surrounding buildings. Groups of similar buildings would be acceptable in a context where they will not overwhelm their surroundings"

Basis for calculations of Bulk

Comparison of facade of Lord Ragland and existing buildings with proposed block on Queen Street as Measured from site section/wider Street
Scene shown on plans

		Width	Height to gutter	Bulk	Height to roof top	Bulk
			Height		Height	
Lord Ragland		4	1.3	<u>5.2</u>	1.8	<u>7.2</u>
Proposed	left	1.4	1.6	2.24	2.1	2.94
	middle	3	2.1	6.3	2.8	8.4
	right	2	1.5	3	2.3	4.6
	Total			<u>11.54</u>		<u>15.94</u>

Facade of proposed building compared to Lord Ragland

2.22 2.21

Existing	left	2.5	1	2.5	1.6	4
	right	3	1.5	4.5	2.1	6.3
	Total			<u>7</u>		<u>10.3</u>

Facade of proposed building compared to 2 buildings being

1.65 1.55

replaced.

Comparison of heights to roof tops taking the tallest of the proposed buildings

	Lord Ragland	Existing	proposed
	1.8	2.1	2.8
%age difference		16.7%	55.6%
Ratio to Lord R		1.16	1.55

Equivalent street scenes are not available for the two southern houses but making use of the plans it appears that their highest point is just slightly lower than the tallest of the new buildings, which would mean that they are about 1.4 taller than the Ragland.